

**AGENDA**  
**TRIPLE S PLANNING AND ZONING COMMISSION**

**DATE: March 21, 2006**

**APPROVAL OF MINUTES: February 21, 2006**

**APPROVAL OF MINUTES: February 28, 2006**

**FINDINGS OF FACTS AND TRANSCRIPT: Schroering Property**

**FINANCIAL STATEMENT: January**

- 1. Docket Number:** #Z-343-06 Vector Development  
**Applicant:** 103 Old Veechdale Road  
**Request:** Zone Change R-1 to C-4 **Traffic Impact Study not required**  
**Size:** 0.493 acre 2 Buildings  
**Location:** Shelbyville Road & Old Veechdale Road  
**Proposed Use:** 1 office building **No Lighting proposed**  
1 Retail Office **42 Parking Spaces**  
**Presently Zoned:** R-1  
**Comprehensive Plan:** Low Density Residential & Very Low Density Residential  
Simpsonville
- 2. Docket Number:** #Z-344-06 Kerry Magan  
**Applicant:** Hatmaker & Reynolds Property  
**Request:** Zone Change Agri to R-3 **Traffic Impact Study not required**  
**Location:** Burks Branch Road  
**Size:** 21.73 Acres  
**Proposed Use:** Patio Homes 32 Buildings – 64 Units  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:** Low Density Residential  
Shelby County
- 3. Docket Number:** #Z-345-06 Trey Guyton  
**Applicant:** Hochstrasser Property **Traffic Impact Study not required**  
**Request:** Zone Change R-2 to C-2  
**Size:** 0.249 acre **Requested Waiver**  
**Location:** 7205 Shelbyville Road **8' Landscape Buffer area to 5'**  
**Proposed Use:** Office  
**Presently Zoned:** R-2  
**Comprehensive Plan:** Low Density Residential  
Simpsonville

4. **Docket Number:** #S-1035-06 Vector Development  
**Held over from February 21, meeting**  
**Applicant:** Knob View Estates **Restrictions on File**  
**Request:** Final **Construction Plans on File**  
**Size:** 9.96 acres 21 Lots  
**Location:** Knob Street **Bond: No Bond has been filed**  
**Proposed Use:** Residential  
**Presently Zoned:** R-1  
**Comprehensive Plan:**

Shelby County

5. **Docket Number:** #S-1038-06 Larry Tingle  
**Applicant:** Wm. Martin Farm Divided  
**Request:** Agricultural Division  
**Location:** Henry Smith Road  
**Size:** 114.51 Acres 6 Tracts - 5 Tracts all 5 acres and larger  
1 Tract to be joined to adjoining property  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural **Restrictions on File**  
**Comprehensive Plan:**

Shelby County

6. **Docket Number:** Charlie Moody  
**Applicant:** Baker Drive Apartments  
**Request:** Extension on Preliminary Residential PUD  
**Location:** Baker Drive  
**Size:**  
**Proposed Use:**  
**Presently Zoned:**  
**Comprehensive Plan:**

7. **Docket Number:** #S-1039-06 Larry Tingle  
**Applicant:** Equestrian Lakes Phase 1  
**Request:** Final **Restrictions on file**  
**Location:** Fisherville Road **Construction Plans on File**  
**Size:** 468.87 Acres 39 Tracts 464.41 Acres Residual  
**Proposed Use:** Agricultural **Bond on File: \$908,266.00**  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**

Shelby County

8. **Docket Number:** S-1040-06 Vector Development  
**Applicant:** Shouse Property  
**Request:** Minor Division  
**Location:** Taylorsville Road  
**Size:** 7.597 Acres 3 Tracts 90.54 Acres Residual  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural **Restrictions on File**  
**Comprehensive Plan:**  
Shelby County
9. **Docket Number:** #S-1041-06 Vector Development  
**Applicant:** Shouse Property  
**Request:** Agricultural Division  
**Location:** Taylorsville Road  
**Size:** 5.003 Acres 1 Tract 85.54 Acres Residual  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural **Restrictions on File**  
**Comprehensive Plan:**  
Shelby County
10. **Docket Number:** #S-1042-06 Vector Development  
**Applicant:** Goins Property  
**Request:** Minor Division **Restrictions on File**  
**Location:** Taylorsville Road  
**Size:** 4.002 Acres 2 Tracts  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
Shelby County
11. **Docket Number:** #S-1044-06 Kerry Magan  
**Applicant:** Allied Ready Mix **14 Parking Spaces**  
**Request:** Development Plan **Requested Waivers**  
**Location:** Kentucky Street  
**Size:** 6.52 Acres  
**Proposed Use:** Ready Mix Plan **1. Waiver to eliminate 30 ft. landscape buffer**  
**Presently Zoned:** I-2 **on south property line.**  
**Comprehensive Plan:** **Stormwater Analysis on File**  
Shelby County **Lighting Plan on File**  
**Landscape Plan on File**  
**Drainage & Erosion Control Plan on File**

- 12. Docket Number:** S-1045-06 Kerry Magan  
**Applicant:** Hi-Point Industrial Park Lot 8-A  
**Request:** Development Plan **Hydraulic Analysis on File**  
**Location:** Mt. Vernon Drive & Hudson Boulevard **Lighting Plan on File**  
**Size:** 1.94 Acre – 1 Building **Landscape Plan on File**  
**Proposed Use:** Warehouse **Drainage & Erosion Plan on File**  
**Presently Zoned:** I-1  
**Comprehensive Plan:**

Shelby County

- 13. Docket Number:** S-1043-06 Vector Development  
**Applicant:** Gardendale Phase 2  
**Request:** Final **Restrictions on File**  
**Location:** Old Veechdale Road  
**Size:** 0.87 Acre 3 Lots **Bond on File: \$18,000.00**  
**Proposed Use:** Residential  
**Presently Zoned:** R-1  
**Comprehensive Plan:**

Simpsonville

- 14. Docket Number:** #S-1046-06 Vector Development  
**Applicant:** Hidden Creek Woods Section 1  
**Request:** Final **Drainage Study on File**  
**Location:** Todds Point Road **Restrictions on File**  
**Size:** 147.80 Acres 25 Lots **Bond on File: \$425,883.00**  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**

Shelby County

**BOND RELEASES**

**Approval of Consultant**